

September 21, 2021

Theodore Haddad Jr., Chairman - Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

RECEIVED
SEP 23 2021
PLANNING & ZONING
CITY OF DANBURY

Dear Chairman Haddad and Zoning Commission Members:

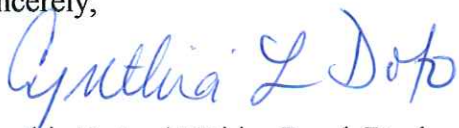
Please read this letter aloud during the 9/28/21 Zoning Commission meeting. I am writing it to oppose 3 Lake Avenue Extension LLC's (Pacific House) application to add "transitional housing for homeless" as a special exception use in the CA-80 zone in order to legitimize the temporary regional homeless shelter at the former Super 8 Hotel. My reasons are as follows:

First, the proposed site is located in the CA-80 Commercial Zone where homeless shelters are not a permitted use. The only zones in Danbury that allow homeless shelters, as a special exception use, are the RH-3 & C-CBD Zones. For these zones, the current zoning regulations state that there shall not be more than 20 beds per lot. It is excessive that the applicant proposes up to 172 beds for this lot (over 8 times more than any other site).

Further, this site is surrounded by established residential neighborhoods and close to two schools. Some of these neighborhoods include the Mill Ridge housing complex (owned by the Danbury Housing Authority), Lawncrest, Shannon Ridge, and West Terrace. Unfortunately, none of us residents were consulted about this proposal in summer of 2020 and should have been because it directly impacts our quality of life. The temporary shelter has brought a lot of unwanted behavior to this area (loitering, pan-handling, trespassing, drug use, drug overdoses, prostitution, etc.). Mill Ridge Primary School and The Westside Middle School Academy are both located within the Mill Ridge housing complex. Were the principals of either school informed about the homeless shelter proposal? I'm sure that most parents would disapprove of their children driving by this shelter at least twice a day and seeing the above.

Finally, I am very troubled that the applicant purchased the property on 4/28/21 prior to their first application being heard by the ZBA on 5/13/21. Who would take such a risk without having assurance of an approval? The unanticipated opposition from neighbors and local businesses caused them to withdraw that application. This new application will receive even more opposition since the public has finally been made aware of what has been going on at the Super 8 Hotel for 18 months now. The concerns of actual Danbury citizens should far outweigh the ambitions of an out of town "non-profit". Do not approve this application.

Sincerely,



Cynthia Doto, 17 Ridge Road, Danbury, 06810

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SEP 23 2021

PLANNING & ZONING
CITY OF DANBURY

September 20, 2021

Theodore Haddad, Jr. Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Ref: 3 Lake Avenue Extension LLC (Proposed Homeless Shelter)

Dear Mr. Haddad,

I am writing this letter to voice my opposition to the above petition to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g. of the Zoning Regulations, which will add transitional shelter for the homeless as a Special Exception Use to the CA-80 Zone. Please read my opposition letter out loud into the public record during the Public Hearing.

For well over a year, I have witnessed the extremely negative impacts to the Lake Avenue Extension & Mill Plain Road corridor resulting from this enormous temporary homeless shelter. I have seen pan handling and loitering from Stop & Shop to the Gulf Station on a regular basis. I have witnessed drug sales, prostitution, and routine police and EMT calls in the immediate vicinity of the shelter.

It has gotten to the point where I do not look forward to frequenting area businesses, and only a matter of time before I shop and eat elsewhere.

I urge the Zoning Commission to deny the proposed zone change. This massive shelter will continue to both negatively and permanently impact the health, safety, and welfare of the west side of Danbury.

Thank you.



Stefan Marquardt
9 Lindencrest Drive
Danbury, CT 06811

*Donald Woodin
26 Staples Street
Danbury, CT 06810*

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SEP 23 2021
PLANNING & ZONING
CITY OF DANBURY

September 21, 2021

Theodore Haddad, Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Ref: 3 Lake Avenue Extension LLC (Regional Homeless Shelter - former Super 8)

Dear Mr. Haddad,

This letter is to voice my strong opposition to the proposal to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g. of the Zoning Regulations, which will add a Mega-Regional Homeless Shelter to the CA-80 Zone. Please read my opposition live during the public hearing on 9/28/21 as I am unable to attend.

Covid lockdowns are over, everyone who wants a vaccine has access to them and Governor Lamont has lifted almost all restrictions. There is no longer a reason to make this temporary shelter a permanent situation. There simply is no hardship going forward and a regional homeless shelter is not same as a day care, nursing home or continuing care facility. Please do not allow the temporary destruction of the area to become a permanent situation.

For almost a year and a half now I have personally and routinely have witnessed loitering, picnicking behind the Gulf station, panhandling at MacDonald's, Dunkin Donuts and the Gulf Station. Recently, while buying gas, I noticed 3 police cars at the Super 8 driveway in the middle of the day who appeared to be dealing with an incident at the temporary shelter.

The City of Danbury has always put a limit on homeless shelter beds at 20 and required they be downtown for valid reasons. Now the number is suddenly 172 beds (if you can trust them) in a commercial zone abutting a residential neighborhood, with two schools and hundreds of children. It seems like this "non-profit" is in the business of making money based on their bed count!

The City of Danbury has created a disastrous situation here and is relying on the Zoning Commission to bail them out. I urge the Zoning Commission to deny the zoning amendments.

Thank you for your time.

Sincerely,



Donald Woodin

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SEP 23 2021

PLANNING & ZONING
CITY OF DANBURY

Date: 9/17/2021

Theodore Haddad Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting 9/28/21
Petition of 3 Lake Ave. Extension LLC

Dear Chairman Haddad:

I, Harry G Kuhn (printed name)

7 Filmore Ave. (address)

203 744 2168 (phone #)

oppose the above petition to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g. of the Zoning Regulations, which will add transitional shelter for the homeless as a Special Exception Use to the CA-80 Zone.

Please read my opposition letter into the public record during the 9/28/21 Zoning Commission Public Hearing.

Sincerely,

Harry G Kuhn
(signature)

RECEIVED

SEP 23 2021

PLANNING & ZONING
CITY OF DANBURY

Date: 9/17/2021

Theodore Haddad Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting 9/28/21
Petition of 3 Lake Ave. Extension LLC

Dear Chairman Haddad:

I, Jill L. Kuhn (printed name)

7 Felmore Ave (address)

203 7442168 (phone #)

oppose the above petition to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g. of the Zoning Regulations, which will add transitional shelter for the homeless as a Special Exception Use to the CA-80 Zone.

Please read my opposition letter into the public record during the 9/28/21 Zoning Commission Public Hearing.

Sincerely,

Jill L. Kuhn
(signature)

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SEP 23 2021

PLANNING & ZONING
CITY OF DANBURY

Date: 9/3/21

Theodore Haddad Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting 9/28/21
Petition of 3 Lake Ave. Extension LLC

Dear Chairman Haddad:

I, Cheyne Carter (printed name)

91 Clapboard Ridge Rd
Danbury CT 06811 (address)

914-482-5432 (phone #)

oppose the above petition to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g. of the Zoning Regulations, which will add transitional shelter for the homeless as a Special Exception Use to the CA-80 Zone.

Please read my opposition letter into the public record during the 9/28/21 Zoning Commission Public Hearing.

Sincerely,

Cheyne Carter
(signature)

RECEIVED

SEP 23 2021

PLANNING & ZONING
CITY OF DANBURY

Date: 9/14/2021

Theodore Haddad Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting 9/28/21
Petition of 3 Lake Ave. Extension LLC

Dear Chairman Haddad:

I, GENETH MAYERNICK (printed name)

109 LONG RIDGE ROAD
DANBURY CT 06810 (address)

UNLISTED (phone #)

oppose the above petition to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g. of the Zoning Regulations, which will add transitional shelter for the homeless as a Special Exception Use to the CA-80 Zone.

Please read my opposition letter into the public record during the 9/28/21 Zoning Commission Public Hearing.

Sincerely,

Geneth A. Mayernick
(signature)

RECEIVED

SEP 23 2021

PLANNING & ZONING
CITY OF DANBURY

Date: 9-2-21

Theodore Haddad Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting 9/28/21
Petition of 3 Lake Ave. Extension LLC

Dear Chairman Haddad:

I, Kristy Tooker (printed name)

87 Wooster Street Bethel CT (address)

203-297-2476 (phone #)

oppose the above petition to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g. of the Zoning Regulations, which will add transitional shelter for the homeless as a Special Exception Use to the CA-80 Zone.

Please read my opposition letter into the public record during the 9/28/21 Zoning Commission Public Hearing.

Sincerely,

Kristy Tooker
(signature)

RECEIVED
SEP 23 2021
PLANNING & ZONING
CITY OF DANBURY

Date: 9-2-21

Theodore Haddad Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting 9/28/21
Petition of 3 Lake Ave. Extension LLC

Dear Chairman Haddad:


I, PAUL TILKINS (printed name)

87 WOOSTER ST. BETHEL, CT. (address)
(* WALKS ON MILL PLAIN RD, DANBURY)
203-616-0107 (phone #)

oppose the above petition to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g. of the Zoning Regulations, which will add transitional shelter for the homeless as a Special Exception Use to the CA-80 Zone.

Please read my opposition letter into the public record during the 9/28/21 Zoning Commission Public Hearing.

Sincerely,



(signature)

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SEP 23 2021

PLANNING & ZONING
CITY OF DANBURY

Date: 9/14/21

Theodore Haddad Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting 9/28/21
Petition of 3 Lake Ave. Extension LLC

Dear Chairman Haddad:

I, Robert Genualdi (printed name)

3 Tucktaway Lane (address)
Danbury, CT

203-743-0472 (phone #)

oppose the above petition to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g. of the Zoning Regulations, which will add transitional shelter for the homeless as a Special Exception Use to the CA-80 Zone.

Please read my opposition letter into the public record during the 9/28/21 Zoning Commission Public Hearing.

Sincerely,

Robert Genualdi
(signature)

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SEP 23 2021

PLANNING & ZONING
CITY OF DANBURY

Date: 1/14/2021

Theodore Haddad Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting 9/28/21
Petition of 3 Lake Ave. Extension LLC

Dear Chairman Haddad:

I, Tim Bigham (printed name)

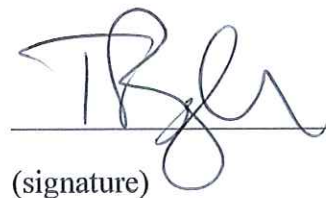
260 Kensington St., Danbury, CT (address)

203 994 8817 (phone #)

oppose the above petition to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g. of the Zoning Regulations, which will add transitional shelter for the homeless as a Special Exception Use to the CA-80 Zone.

Please read my opposition letter into the public record during the 9/28/21 Zoning Commission Public Hearing.

Sincerely,


(signature)

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SEP 23 2021

PLANNING & ZONING
CITY OF DANBURY

Date: 9/3/21

Theodore Haddad Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting 9/28/21
Petition of 3 Lake Ave. Extension LLC

Dear Chairman Haddad:

I, Michael Carter (printed name)

91 Clapboard Ridge Rd Danbury (address)

(203) 947-9780 (phone #)

oppose the above petition to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g. of the Zoning Regulations, which will add transitional shelter for the homeless as a Special Exception Use to the CA-80 Zone.

Please read my opposition letter into the public record during the 9/28/21 Zoning Commission Public Hearing.

Sincerely,



(signature)

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SEP 23 2021

PLANNING & ZONING
CITY OF DANBURY

Date: 9/3/21

Theodore Haddad Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting 9/28/21
Petition of 3 Lake Ave. Extension LLC

Dear Chairman Haddad:

I, Patrick McNulty (printed name)
Ashwood Valley (SAND PIT RD, DANBURY) (address)
203-501-5036 (phone #)

oppose the above petition to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g. of the Zoning Regulations, which will add transitional shelter for the homeless as a Special Exception Use to the CA-80 Zone.

Please read my opposition letter into the public record during the 9/28/21 Zoning Commission Public Hearing.

Sincerely,


(signature)

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SEP 23 2021
PLANNING & ZONING
CITY OF DANBURY

Date: 9-3-21

Theodore Haddad Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting 9/28/21
Petition of 3 Lake Ave. Extension LLC

Dear Chairman Haddad:

I, ISRAEL GIRON (printed name)

2 MORRIS ST DANBURY (address)

9-14-497-8262 (phone #)

oppose the above petition to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g. of the Zoning Regulations, which will add transitional shelter for the homeless as a Special Exception Use to the CA-80 Zone.

Please read my opposition letter into the public record during the 9/28/21 Zoning Commission Public Hearing.

Sincerely,

Israel Giron

(signature)

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SEP 23 2021

PLANNING & ZONING
CITY OF DANBURY

Date: 9/3/2021

Theodore Haddad Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting 9/28/21
Petition of 3 Lake Ave. Extension LLC

Dear Chairman Haddad:

I, Joseph A BADARACCO (printed name)

71 ROSE ST Danbury (address)

203-733-9472 (phone #)

oppose the above petition to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g. of the Zoning Regulations, which will add transitional shelter for the homeless as a Special Exception Use to the CA-80 Zone.

Please read my opposition letter into the public record during the 9/28/21 Zoning Commission Public Hearing.

Sincerely,


(signature)

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SEP 23 2021

PLANNING & ZONING
CITY OF DANBURY

Date: 9/7/22

Theodore Haddad Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting 9/28/21
Petition of 3 Lake Ave. Extension LLC

Dear Chairman Haddad:

I, Emmett Handschman (printed name)

47 liberty ave Danbury Ct. 06810 (address)

203 440-7457 (phone #)

oppose the above petition to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g. of the Zoning Regulations, which will add transitional shelter for the homeless as a Special Exception Use to the CA-80 Zone.

Please read my opposition letter into the public record during the 9/28/21 Zoning Commission Public Hearing.

Sincerely,


(signature)

RECEIVED

SEP 23 2021

PLANNING & ZONING
CITY OF DANBURY

Date: 9/3/21

Theodore Haddad Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting 9/28/21
Petition of 3 Lake Ave. Extension LLC

Dear Chairman Haddad:

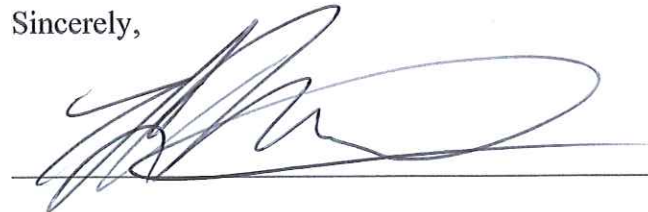
I, TJ McVay (printed name)

18 Lake Dr Sandy Hook CT (address)
(* WORKS ON BEMER BROOK ROAD)
203-501-9172 (phone #)

oppose the above petition to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g. of the Zoning Regulations, which will add transitional shelter for the homeless as a Special Exception Use to the CA-80 Zone.

Please read my opposition letter into the public record during the 9/28/21 Zoning Commission Public Hearing.

Sincerely,



(signature)

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SEP 23 2021

PLANNING & ZONING
CITY OF DANBURY

Date: 9/7/21

Theodore Haddad Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting 9/28/21
Petition of 3 Lake Ave. Extension LLC

Dear Chairman Haddad:

I, Stephen J O'Connor III (printed name)
6 Tucktaway lane Danbury 06810 (address)
203-778-5063 (phone #)

oppose the above petition to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g. of the Zoning Regulations, which will add transitional shelter for the homeless as a Special Exception Use to the CA-80 Zone.

Please read my opposition letter into the public record during the 9/28/21 Zoning Commission Public Hearing.

Sincerely,

Stephen J O'Connor III
(signature)

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SEP 23 2021

PLANNING & ZONING
CITY OF DANBURY

Date: 9/3/21

Theodore Haddad Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting 9/28/21
Petition of 3 Lake Ave. Extension LLC

Dear Chairman Haddad:

I, SAMANTHA BEN FEERY (printed name)

6 TUCKTAWAY LN DANBURY CT (address)
06810

(914) 954 0145 (phone #)

oppose the above petition to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g. of the Zoning Regulations, which will add transitional shelter for the homeless as a Special Exception Use to the CA-80 Zone.

Please read my opposition letter into the public record during the 9/28/21 Zoning Commission Public Hearing.

Sincerely,

Samantha Ben Feery
(signature)

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SEP 23 2021

PLANNING & ZONING
CITY OF DANBURY

Date: 9/3/21

Theodore Haddad Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting 9/28/21
Petition of 3 Lake Ave. Extension LLC

Dear Chairman Haddad:

I, Jennifer Dorin (printed name)

103 Long Ridge Road (address)

203-792-2682 (phone #)

oppose the above petition to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g. of the Zoning Regulations, which will add transitional shelter for the homeless as a Special Exception Use to the CA-80 Zone.

Please read my opposition letter into the public record during the 9/28/21 Zoning Commission Public Hearing.

Sincerely,

Jennifer Dorin
(signature)

RECEIVED

SEP 23 2021

PLANNING & ZONING
CITY OF DANBURY

Date:

9-2-21

Theodore Haddad Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting 9/28/21
Petition of 3 Lake Ave. Extension LLC

Dear Chairman Haddad:

I,

James Filomio

(printed name)

7 Lindencrest Dr

(address)

Danbury Ct 06811

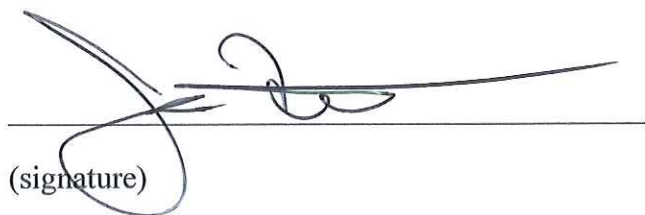
914-774-2568

(phone #)

oppose the above petition to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g. of the Zoning Regulations, which will add transitional shelter for the homeless as a Special Exception Use to the CA-80 Zone.

Please read my opposition letter into the public record during the 9/28/21 Zoning Commission Public Hearing.

Sincerely,



(signature)

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SEP 23 2021
PLANNING & ZONING
CITY OF DANBURY

Date: 9/23/21

Theodore Haddad Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting 9/28/21
Petition of 3 Lake Ave. Extension LLC

Dear Chairman Haddad:

I, Bruce Pierce (printed name)

* 41 Dodginstown Rd Bethel CT 06801 (address)

203 948 4686 (phone #)

oppose the above petition to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g. of the Zoning Regulations, which will add transitional shelter for the homeless as a Special Exception Use to the CA-80 Zone.

Please read my opposition letter into the public record during the 9/28/21 Zoning Commission Public Hearing.

Sincerely,



(signature)

* OWNS SEVERAL PROPERTIES IN DANBURY

RECEIVED

SEP 23 2021

PLANNING & ZONING
CITY OF DANBURY

Date: 9/23/21

Theodore Haddad Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting 9/28/21
Petition of 3 Lake Ave. Extension LLC

Dear Chairman Haddad:

I, Carolyn Pierce (printed name)

* 41 DODGINGTOWN RD BETHEL CT (address)

203-7986958 (phone #)

oppose the above petition to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g. of the Zoning Regulations, which will add transitional shelter for the homeless as a Special Exception Use to the CA-80 Zone.

Please read my opposition letter into the public record during the 9/28/21 Zoning Commission Public Hearing.

Sincerely,

Carolyn Pierce
(signature)

* OWNS SEVERAL RENTAL PROPERTIES IN DANBURY

RECEIVED

SEP 23 2021

PLANNING & ZONING
CITY OF DANBURY

Date: 9/21/2021

Theodore Haddad Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting 9/28/21
Petition of 3 Lake Ave. Extension LLC

Dear Chairman Haddad:

I, John Burns (printed name)

1224 House Street * Ave (address)

203-561-6448 (phone #)

oppose the above petition to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g. of the Zoning Regulations, which will add transitional shelter for the homeless as a Special Exception Use to the CA-80 Zone.

Please read my opposition letter into the public record during the 9/28/21 Zoning Commission Public Hearing.

Sincerely,

John Burns
(signature)

* WORK in Danbury

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SEP 23 2021

PLANNING & ZONING
CITY OF DANBURY

Date: 9-21-2021

Theodore Haddad Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting 9/28/21
Petition of 3 Lake Ave. Extension LLC

Dear Chairman Haddad:

I, CATHERINE SUMMA (printed name)

3 RICHMOND AVE, DANBURY (address)

203-744-4126 (phone #)

oppose the above petition to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g. of the Zoning Regulations, which will add transitional shelter for the homeless as a Special Exception Use to the CA-80 Zone.

Please read my opposition letter into the public record during the 9/28/21 Zoning Commission Public Hearing.

Sincerely,

Catherine Summa
(signature)

RECEIVED
SEP 23 2021
PLANNING & ZONING
CITY OF DANBURY

Date: 9/27/21

Theodore Haddad Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting 9/28/21
Petition of 3 Lake Ave. Extension LLC

Dear Chairman Haddad:

I, Patrick Scrima (printed name)

3 Richmond Ave, Danbury (address)

203-744-4126 (phone #)

oppose the above petition to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g. of the Zoning Regulations, which will add transitional shelter for the homeless as a Special Exception Use to the CA-80 Zone.

Please read my opposition letter into the public record during the 9/28/21 Zoning Commission Public Hearing.

Sincerely,

Patrick Scrima
(signature)

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SEP 23 2021
PLANNING & ZONING
CITY OF DANBURY

Date: 9/22/21

Theodore Haddad Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting 9/28/21
Petition of 3 Lake Ave. Extension LLC

Dear Chairman Haddad:

I, Pete Di Benedetto (printed name)

24 BEECHWOOD DR, DANBURY (address)

203-948-6565 (phone #)

oppose the above petition to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g. of the Zoning Regulations, which will add transitional shelter for the homeless as a Special Exception Use to the CA-80 Zone.

Please read my opposition letter into the public record during the 9/28/21 Zoning Commission Public Hearing.

Sincerely,

Pete Di Benedetto

(signature)

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SEP 23 2021

PLANNING & ZONING
CITY OF DANBURY

Date: 9/2/21

Theodore Haddad Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting 9/28/21
Petition of 3 Lake Ave. Extension LLC

Dear Chairman Haddad:

I, JOHN KOCOR (printed name)

103 LONG RIDGE RD, DANBURY (address)

203 885 3507 (phone #)

oppose the above petition to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g. of the Zoning Regulations, which will add transitional shelter for the homeless as a Special Exception Use to the CA-80 Zone.

Please read my opposition letter into the public record during the 9/28/21 Zoning Commission Public Hearing.

Sincerely,

John Kocor
(signature)

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SEP 23 2021
PLANNING & ZONING
CITY OF DANBURY

Date: 10/21/21

Theodore Haddad Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting 9/28/21
Petition of 3 Lake Ave. Extension LLC

Dear Chairman Haddad:

I, Dave Grant (printed name)

2 Country Way, Danbury (address)

203 748-9131 (phone #)

oppose the above petition to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g. of the Zoning Regulations, which will add transitional shelter for the homeless as a Special Exception Use to the CA-80 Zone.

Please read my opposition letter into the public record during the 9/28/21 Zoning Commission Public Hearing.

Sincerely,

Dave Grant

(signature)

September 20, 2021

Theodore Haddad Jr, Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting 9/28/2021
Petition of 3 Lake Ave. Extension LLC

Dear Chairman Haddad:

I, Jan S. Anthony, of 4 Oak Ridge Ave, Danbury, CT, (203) 456-6895, oppose the above petition to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g of the Zoning Regulations, which will add transitional shelter for the homeless as a Special Exception Use to the CA-80 Zone.

Please read my opposition letter in to the public record during the 9/28/2021 Zoning Commission Public Hearing.

Gentlemen of the Board,

I am opposed to granting a use variance to permit the substantial increase in the allowable number of beds allowed in the current code. Since the Super 8 motel has 86 rooms, an increase to 172 beds is an 860% increase over what now is currently allowed. When the current code was written, a good deal of effort went into the planning for the entire zone taking into consideration all the permitted uses in the zone. The process provides a balance for all property owners in a proven fair and equitable way. To provide a benefit greater than 860% to one applicant will create a drastic imbalance in the quality of life in the CA-80 zone. It is not up to the City of Danbury to provide this exception for the financial benefit of one potential property owner at the detriment of all the other property owners in and around the zone.

Furthermore, creating this high density occupancy will create numerous other problems beginning with the health and safety of the residents which includes everything from security, first aid, laundry and hygiene. I'm sure the applicant has stated that these items would be taken into consideration and done properly, however once the potential zone change is made, it would become an enforcement problem and an ongoing expense for the City of Danbury. Continued inspections would be needed to assure that the number of beds permitted has not been exceeded. If an inspection shows that there are more residents (beds) than permitted how will it be determined which resident or residents are evicted? How long will this take? In conclusion, I think a zone change to allow this 860% increase would create many more ongoing problems than it will correct. I believe the zoning commission should respect the work that went into drafting the limits in the current code.

Since the applicant is, apparently in the business (for profit) in establishing such facilities, I respectfully ask the zoning commission if they have checked on the track record of other sites where the applicant has established such a high density facility. If not, at the very least, the commission should continue the current hearing to allow time to check on the track record of several other properties under the control of the applicant.

Finally, please include my letter dated 5/20/2021 to S. Calitro concerning this application in the public record. (Copy attached)

Thank you for the consideration of my comments.

Sincerely,
Jan Anthony
4 Oak Ridge Rd



Subject: Super 8 Motel Application for Zoning use variance
From: Jan Anthony <jsa@rsachem.com>
Date: 5/26/2021, 2:02 PM
To: s.calitro@danbury-ct.gov
CC: rmh520@att.net

Dear members of the Zoning Board of Appeals,

I want to go on record in opposition to granting a use variance for the Super 8 Motel application currently before the board.

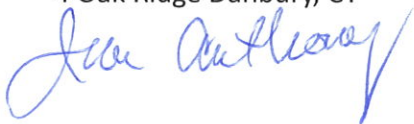
Without repeating the very eloquent submission from Rachel Halas, I think her points are all very well taken and I support her position.

When it comes to a use variance, it is my understanding that the legal criteria for granting such a variance are more onerous than for area variances. I would encourage the board to strictly apply the legal criteria when considering this application. Use variances must not be taken lightly. In this case, it would not only substantially infringe on the quality of life of nearby businesses and residences, it would only shift the problems that the downtown shelters have been experiencing to another part of our city. Moving the problem does not solve the problem.

I have been a business owner in Danbury for more than 30 years and have seen good things happening in the city during this time that were a result of good government. I do not think establishing a permanent homeless shelter in this westside corridor is good government or even a wise decision.

Thank you for allowing me to share my views and I trust you will do your job not only in compliance with legal requirements, but in the best interest of the businesses and residents in the westside of Danbury.

Jan Anthony
4 Oak Ridge Danbury, CT



From: Richard Aronson gouda9@att.net
Subject: Re: Zoning Commission Meeting 9/28/21
Date: Sep 22, 2021 at 10:43:46 AM
To: j.read@danbury-ct.gov

RECEIVED

SEP 23 2021

PLANNING & ZONING
CITY OF DANBURY

Theodore Haddad, Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810
Re. Zoning Commission Meeting 9/28/21
Petition of 3 Lake Ave. Extension LLC

Dear Mr. Haddad,

My wife and I have been permanent residents of Danbury since 1965, and we've owned a home in West Terrace since 1969. This venerable old neighborhood has been a wonderful haven in our city for many years, one that has provided us with a superb location, serenity, and wonderful, caring neighbors, not to mention a safe environment in which to raise our families.

We strongly oppose the establishment of a permanent mega-shelter for the homeless at 3 Lake Avenue Extension. At present the City of Danbury does not allow for homeless shelters in the CA-80 Zone, and we do not wish to see the zoning regulations altered to accommodate a regional homeless shelter. There are many reasons why we feel as we do, including:

1. Our concern for the personal safety of all citizens and residents of this area, and the threat to our property;
2. The ever-increasing calls to police, EMTs and fire departments that speak to the decay resulting from drug transactions and use, alcohol abuse, prostitution, and crime;
3. According to federal standards, Danbury already provides enough beds to shelter its homeless. While we understand and sympathize with the plight of these people and we are happy to do our share for Danbury's homeless population, there

is no need to expand any facility to accommodate those from surrounding towns.

Please read aloud, this letter at the Zoning Commission Meeting on 9/28/21.

Thank you for your concern and consideration.

Richard J. Aronson

Maureen M. Aronson

20 Ridge Rd.

Danbury, CT 06810

Sent from my iPad

Date: 9/22/21

Theodore Haddad Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting 9/28/21
Petition of 3 Lake Ave. Extension LLC

Dear Chairman Haddad:

I, RICHARD J. ARONSON (printed name)

20 RIDGE RD. (street address)

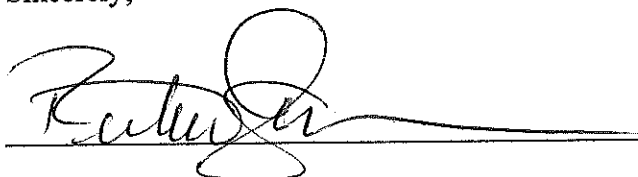
DANBURY, CT (City, State)

(203) 788-0726 (phone #)

oppose the above petition to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g. of the Zoning Regulations, which will add transitional shelter for the homeless as a Special Exception Use to the CA-80 Zone.

Please read my opposition letter into the public record during the 9/28/21 Zoning Commission Public Hearing.

Sincerely,



(signature)

Date: 9/22/21

Theodore Haddad Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting 9/28/21
Petition of 3 Lake Ave. Extension LLC

Dear Chairman Haddad:

I, Maurcen Aronson (printed name)

20 Ridge Rd (street address)

Danbury, Ct. 06810 (City, State)

203-788-0727 (phone #)

oppose the above petition to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g. of the Zoning Regulations, which will add transitional shelter for the homeless as a Special Exception Use to the CA-80 Zone.

Please read my opposition letter into the public record during the 9/28/21 Zoning Commission Public Hearing.

Sincerely,

Maurcen Aronson

(signature)

September 20, 2021

Theodore Haddad Jr, Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting 9/28/2021
Petition of 3 Lake Ave. Extension LLC

Dear Chairman Haddad:

I, Jean M. Anthony, of 4 Oak Ridge Ave, Danbury, CT, (203) 456-6895, oppose the above petition to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g of the Zoning Regulations, which will add transitional shelter for the homeless as a Special Exception Use to the CA-80 Zone.

Please read my opposition letter in to the public record during the 9/28/2021 Zoning Commission Public Hearing.

It appears that the Super 8 Shelter was a hasty response to needs created by Covid 19, and it is a very bad solution for those placed there. The residents are surrounded by major roads, a gas station and a strip mall with a liquor store and porn shop. It is the perfect set up for trouble and further problems for the residents. There are no continuous sidewalks or even safe walking areas to a grocery store, a library, or a park. (Try walking under the Rt 84 and Rt 7 overpass at 5:30 pm to get a pizza. It's dangerous!) And it seems that there is insufficient assistance or supervision for these residents. By placing so many needy people in an unacceptable place you have created a much bigger problem than there was.

It is for these reasons that I request you deny this application.

Sincerely,

Jean M. Anthony

RECEIVED

SEP 01 2021

FILE COPY

September 1, 2021

**PLANNING & ZONING
CITY OF DANBURY**

Theodore Haddad Jr. Chairman, City of Danbury Zoning Commission 155 Deer Hill Avenue
Danbury, CT 06810

RE: 3 Lake Avenue Extension, LLC

Chairman Haddad,

As a citizen of Danbury, CT and a resident that lives within a few blocks of the proposed mega shelter, I am writing to voice my strong opposition to the proposed changes in the city ordinances to allow the Shelter to remain in its current location.

I believe it is a detriment to the community in the surrounding area and a definite strain on our public services as it has already shown us, with the constant drug overdoses, prostitution, the panhandling of customers at local business's, not to mention the sexual assaults that have and continue to happen at the location. It is my sincere hope that the City of Danbury holds an open, public meeting not a zoom meeting, as it has done in the past, to hear in person my concerns and to answer many questions that we in the community want and need answers too.

We should have the opportunity to state our objections and be heard as taxpayers and residents concerned with our family's safety. Not a repeat of the filibuster, filled with preprinted letters that were signed by asking for support for this cause.

Thank you for your consideration,

Sincerely,

Jeff Berlant
Resident Fairlawn Ave. Danbury CT.
203-586-8619

2 Chelsea Drive
Danbury, CT 06811
Sept. 21, 2021

Mr. Theodore Haddad, Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting of 9/28/2021
Petition of 3 Lake Ave. Extension LLC

Dear Mr. Haddad:

I write to protest the Pacific House application to the Zoning Commission to amend the Zoning Regulations to permit the proposed Mega-Shelter at the Super 8 Hotel at exit 4 on I-84. The proposed illegal zoning use, if granted, would have a deleterious impact on the adjacent city of Danbury Mill Ridge Housing Development as well as on the adjacent schools and neighborhoods.

The City Council's approval of Community Development Block Grant funds to be passed through to Pacific House for the purchase and renovation of the hotel into a mega-Shelter occurred with inadequate public input. The process lacked transparency, involved no environmental studies, and no evaluation of the impact a Mega-Shelter would have on the immediate neighborhood as well as on adjacent neighborhoods, businesses and the west side of Danbury.

The surrounding towns and/or villages need to assist the homeless within their boundaries. The City of Danbury should not become the permanent destination of choice for the homeless in the region. The cost of police, fire and EMS responses to the facility should not be borne by Danbury taxpayers. The existing Zoning Regulations should not be amended to permit this Mega-shelter which would have a negative and costly impact on all Danbury citizens.

Very truly yours,

Sylvia Blake



Sharon Calitro <s.calitro@danbury-ct.gov>

Fwd: Zoning Commission Meeting 9/28/21; Petition of 3 Lake Ave. Extension

1 message

j.read@danbury-ct.gov <j.read@danbury-ct.gov>
To: Sharon Calitro <s.calitro@danbury-ct.gov>

Mon, Sep 20, 2021 at 12:53 PM

Begin forwarded message:

From: Carol de Bourbon <caroldebourbon@hotmail.com>
Date: September 20, 2021 at 11:58:51 AM EDT
To: j.read@danbury-ct.gov
Subject: Zoning Commission Meeting 9/28/21; Petition of 3 Lake Ave. Extension

Dear Chairman,

I am not against care and concern of Danbury citizens/residents who are in need and request assistance. I am against nefarious schemes by Danbury city officials operating behind the backs of taxpaying residents for the purpose of developing **regional** homeless shelters with a corporation, i.e., Pacific House.

City officials concealing previous and current activities with Pacific House, disregarding Danbury voters and taxpayers, is a serious miscalculation by City of Danbury officials. The petition for: **defining a new use and this new use as a special exception use to the CA-80 zone**, is not beneficial to nearby residents, businesses, schools, or travelers who exit at Lake Ave. In addition, police and fire operations are overtaxed with responses to crime, drug overdoses, violence and panhandling - a fast growing threat and menace to Lake Avenue and neighboring communities.

Danbury has 8-10 operating shelters to assist the Danbury population. For you to engage with an outside corporation; that as a business, is already transporting the homeless, vagrants, drug addicts and sexual predators from across the state into Danbury, then to full capacity Mega Shelter is **WRONG**.

Do not approve this petition that is a hinderance to Danbury.

Carol L. de Bourbon

16 Ridge Rd.
Danbury, CT 06810

To be read aloud for the record at public hearing: September 28, 2021

20 September 2021

Theodore Haddad Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

RECEIVED
SEP 23 2021
PLANNING & ZONING
CITY OF DANBURY

RE: Zoning Commission Meeting 9/28/21
Petition of 3 Lake Ave. Extension LLC

Dear Chairman Haddad,

I am not against care and concern of Danbury citizens/residents who are in need and request assistance. I am against nefarious schemes by Danbury city officials operating behind the backs of taxpaying residents for the purpose of developing **regional** homeless shelters (a.k.a. Super 8 Hotel) with a corporation, i.e., Pacific House.

City officials concealing previous and current activities with Pacific House concerning the Super 8 Hotel (a temporary shelter), disregarding Danbury voters and taxpayers, is a serious miscalculation by City of Danbury officials. The petition for: **defining a new use and this new use as a special exception use to the CA-80 zone**, is not beneficial to nearby residents, businesses and safety for our schools. In addition, police and fire operations are overtaxed with responses to crime, drug overdoses, violence and panhandling incidents - a fast growing threat and menace to the entire community. These facts are well documented and of record. I do not want my tax dollars spent on responding to needless and invitational chaos, illegalities and crime in the community.

Danbury has 8-10 operating shelters to adequately assist the Danbury population. For you to engage with Pacific House, that as a business, is already transporting (during Covid-19) the homeless, vagrants, drug addicts and sexual predators from across the state into Danbury; then, into a non-zoned "temporary" shelter is **WRONG** and possibly illegal.

Do not participate in this travesty against residents, businesses and schools of Danbury; and, do not approve the petition.



Carol de Bourbon
16 Ridge Rd.
Danbury, CT 06810

Date:

9/30/21

Theodore Haddad Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting 9/28/21
Petition of 3 Lake Ave. Extension LLC

Dear Chairman Haddad:

I,

Carol de Bourbon

(printed name)

16 Ridge Rd

(street address)

Danbury CT 06810

(City, State)

203-909-9188

(phone #)

oppose the above petition to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g. of the Zoning Regulations, which will add transitional shelter for the homeless as a Special Exception Use to the CA-80 Zone.

Please read my opposition letter into the public record during the 9/28/21 Zoning Commission Public Hearing.

Sincerely,

Carol de Bourbon

(signature)

FILE COPY

Wendy DaCosta
16 Concord Rd.
Danbury, CT 06810

RECEIVED

AUG 30 2021

PLANNING & ZONING
CITY OF DANBURY

August 26, 2021

Theodore Haddad, Jr. Chairman
City of Danbury Zoning Commission
155 Deer Hill Ave.
Danbury, CT 06810

RE: 3 LAKE AVE EXT., LLC

Dear Chairman Haddad,

I write today to strongly urge the Zoning Commission to hold the next meeting on September 28, 2021, live and in-person in the Council Chambers and **NOT** via Zoom.

The Commission needs to hear all opposition regarding this application. Allowing an in-person meeting can accommodate all members of the community who need to voice their opinion on this most important matter which will have a tremendous impact on Danbury's Westside neighborhoods and businesses.

Thank you in advance for your consideration.

Sincerely,



Wendy K. DaCosta

Wendy K. DaCosta
16 Concord Rd.
Danbury CT 06810

September 17, 2021

Theodore Haddad, Jr. Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

RE: 3 LAKE AVENUE EXT., LLC

Dear Chairman Haddad:

Please read my letter aloud at the Public Hearing on September 28, 2021.

I am writing today to strongly urge the Zoning Commission to prohibit Pacific House, the Exit 4 Mega-Shelter from existing at the location listed above. Please do not amend the zoning for this facility to operate.

I have seen many of the shelter residents, loitering at the former Dunkin' Donut's property on Mill Ridge Rd, which was actively serving customers before the shelter opened, it has since closed its doors for apparent reasons. These residents of this "temporary" shelter also have direct access to a liquor store, an adult entertainment store, and we must not forget the 2 Elementary Schools. Unregistered Sex offenders as well as unsupervised children are living in this shelter and this presents a significant danger, which **needs to be addressed immediately**.

The weekly and almost daily, perhaps even hourly routine 911 calls to the shelter include the dedicated City of Danbury first responders dealing with various assaults, sexual assaults, thefts, prostitution, and alcohol and drug overdoses which have resulted in death.

I am not opposed to helping the homeless, the City of Danbury currently has existing shelters and transitional facilities. Please do not allow the proposed re-zoning and use of this facility to occur.

Thank You,

Wendy Kuhn DaCosta

Benjamin V. Doto, III
17 Ridge Road
Danbury, CT 06810

FILE COPY

RECEIVED

AUG 30 2021

PLANNING & ZONING
CITY OF DANBURY

August 26, 2021

Theodore Haddad, Jr.
Chairman, City of Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: 3 Lake Avenue Ext., LLC

Chairman Haddad,

I watched the 8/24/21 Zoning Commission meeting discussion regarding whether this application should be heard live in the Council Chambers or via Zoom when it opens on 9/28/21.

I respectfully urge the Zoning Commission to hold this meeting live in the Council Chambers and not on Zoom. I have attended enough Zoom Public Hearings to know that they unintentionally limit opposition and public participation. Commissioner Melillo spoke to the safety protocols that have been put in place in the Council Chambers that will allow for a live meeting.

This application is significant (increasing homeless shelter beds in Danbury by approximately 300%) and all opposition must be heard. Especially from the neighbors, many who are elderly, minority and/or low income, and do not understand the digital format of a Public Hearing (compared to a live one), do not have access to technology, and may not be fluent in English.

For example, the adjacent Mill Ridge Danbury Housing Authority residents were not notified by the City or Housing Authority of the failed ZBA application this spring. Most of the residents thought it was a "done deal" and they had no say. This alone is a violation of H.U.D. policy and a discriminatory zoning practice.

The Current and former Mayors have done everything in their power to limit public input and opposition to this proposal under the guise of Covid-19. They are relying on this method to push this project through and cover for their blunder (allowing property to be purchased without approvals). This application is their second attempt at finding a friendly board or commission.

Thank you for your consideration to this request.

Sincerely,



Benjamin V. Doto, III

cc: protectourchildrendanbury.com

**Amy Kohn
19 Ridge Road
Danbury, CT 06810**

September 19, 2021

Theodore Haddad Jr.
Chairman Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting 9/28/21
Petition of 3 Lake Ave. Extension LLC

Mr. Haddad,

I am writing this letter as a plea to rethink the designation and creation of this mega shelter planned for Lake Avenue. I have lived in Danbury most of my life. I was born here, raised here and raised my family here. I am proud of my city. One of the things that has always stood out is the sense that our local governing bodies cared about their citizens, were honest and had the city's community in its best interest.

This plan for the mega shelter is anything but honest and certainly does not take into consideration any of our best interests. I have seen countless numbers of new residents in the "hotel" enjoying their bonfires and parties on the side of the 84 ramp. I have seen the police cars in the parking lot of this "hotel" more times than I can count. I understand that former Mayor Boughton wanted to keep his new neighborhood clean, but to do it in such a blatant fashion is despicable. The elementary school not more than a couple of blocks from the "hotel" does not need any more reason to lock its doors so that those in the gated communities could raise their property levels.

Putting a mega shelter, clearly with no restrictions, so close to communities with young children is a bad idea and must be stopped. Those in charge have no dogs in this fight as they are leaving government. Sacrificing safety for dollars is shameful. This is an issue that must be responded to by the community. Please do not vote to allow this to go forward. Danbury does not need to be put in a position of housing the homeless from other communities. We take care of our own and have the ability to do so without creating a shelter of hundreds. No place in urban development does the creation of large shelters for the homeless stand as a good, safe idea. Small, managed housing has always shown to more effective. There has to be a better answer to this issue than this plan for the "hotel".

Yours truly,

Amy Kohn

FILE COPY

Dr. James A. Nolan
323 Main Street
Danbury, Connecticut 06810

August 31, 2021

Theodore Haddad Jr.
Chairman, City of Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

RECEIVED
SEP - 7 2021
PLANNING & ZONING
CITY OF DANBURY

RE: 3 Lake Avenue Extension, LLC

Chairman Haddad,

It has come to my attention that the Zoning Commission is discussing whether this application should be heard live in the Council Chambers or via Zoom when it opens on September 28, 2021 and I respectfully urge the Zoning Commission to hold this meeting live in the Council Chambers and not on Zoom.

While all meetings at the Zoning Commission are important, the matter before you regarding 3 Lake Avenue Extension, LLC is critically important to the surrounding schools, neighborhoods, business(es), and Danbury as a whole as it will impact the same for decades to come. To date, public input has been negligible and too many voices and opinions have not been heard. All residents, business owners, and taxpayers should have the opportunity to be heard without the restrictions that virtual meetings present (intentional or not). City Hall is large enough to safely hold a public meeting and this application should be heard in person.

Regardless of your final decision, many people are likely to send letters expressing their opinions and I ask that those also attending the meeting be given the opportunity to personally present their letters to you, their elected Zoning Commission.

Thank you for your consideration.

Sincerely,



Dr. James A. Nolan

September 21, 2021

Mr. Theodore Haddad, Jr.
Chairman – Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

RECEIVED

SEP 22 2021

**PLANNING & ZONING
CITY OF DANBURY**

Re: 3 Lake Avenue Ext LLC's application

Dear Mr. Haddad-

Please have this letter read aloud during the 9/28/21 Zoning Commission hearing.

Hello, my name is James O'Hara. I was born in Danbury and have lived here all my life, except for military service and college. I am a Vietnam Veteran, a 4th stage cancer survivor, and a small business owner who went to and graduated from St. Joseph School, Danbury High School and the University of Connecticut. I had also served on the Danbury ZBA under Dick Jowdy's tutelage.

I am here exercising my right to dispute, protest and take umbrage against the Shelter proposal for the Super 8 Hotel in my area of residence. First, my feelings are that the State of Connecticut cut some kind of deal with the City to allow those who could push this forward.

Second, there are better locations such as Federal Road.

Third, there is a better use of the property as a hotel or motel.

Fourth, I will personally put up \$50,000 if nine of my friends, neighbors, colleagues and other business people do the same and buy the hotel for the assessed value and run it since the West side is growing vibrantly and constitutes a large tax base. The City of Danbury will make money instead of losing it because the State wanted this to happen and bullied someone in Danbury to do it! Economically, as a hotel/motel, it would provide many more jobs than the shelter and create more in taxes for Danbury through employees and taxes the hotel would pay instead of the tax rebates, etc. the shelter would get. Economically, it makes sense to me!

I have not mentioned the bad influence on the kids and residents of the whole area. My neighbors will explicate that.

Sincerely,


James O'Hara
23 Ridge Road, Danbury, 06810

Date: 9/22/2021

RECEIVED
SEP 22 2021
PLANNING & ZONING
CITY OF DANBURY

Theodore Haddad Jr., Chairman
Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, CT 06810

Re: Zoning Commission Meeting 9/28/21
Petition of 3 Lake Ave. Extension LLC

Dear Chairman Haddad:

I, Jonathan Orr (printed name)

37 Ridge Rd (street address)

Danbury, CT (City, State)

203-240-0259 (phone #)

oppose the above petition to amend Sections 2.B., 5.B.2.b.(19) and 5.B.5.g. of the Zoning Regulations, which will add transitional shelter for the homeless as a Special Exception Use to the CA-80 Zone.

Please read my opposition letter into the public record during the 9/28/21 Zoning Commission Public Hearing.

Sincerely,


(signature)



Sharon Calitro <s.calitro@danbury-ct.gov>

Proposed zone change at Super 8

1 message

Sarah Passell <spassell@gmail.com>

Tue, Sep 21, 2021 at 12:20 PM

To: s.calitro@danbury-ct.gov, j.cavo@danbury-ct.gov, Joanne Read <j.read@danbury-ct.gov>, m.larkin@danbury-ct.gov

Dear members of the Danbury planning and zoning staff:

Please forward a copy of this email to every member and alternate member of the Zoning Commission —

Common, ladies and gents! 180 homeless residents sheltered in one building in a retail corridor? Have you read every single description of the project on file? That's what they propose as the maximum, conditional on public health — two per room.

Exactly how is the town going to raise revenue once solvent property owners have fled Danbury over all the awful land-use decisions their elected representatives have blithely endorsed without ever looking into the repercussions? I admit, the opponents of the Pacific House plan are as much to blame for the state of our city and our schools as anyone.

Our legislators should propose funds for smaller shelters in towns where jobs and transportation are available. They should include permanent funding of services that include employment training and coaching, medical care and nutrition consulting, psychiatry and clinical therapy, collaborative rule-setting and enforcement, and social opportunities.

If you think we've done our job once we've waved Pacific House into the Super 8, you're kidding yourself and the voters.

Think 25 people, or 40. Not 80 or 160.

With respect and exasperation,

Sarah Passell
25 Ridge Road
Danbury
203.241.6421 (cell)

09/23/21

City of Danbury
155 Deer Hill Avenue
Danbury, CT 06810
Attn: Zoning Board of Appeals

RECEIVED
SEP 23 2021
PLANNING & ZONING
CITY OF DANBURY

Dear, Board Members

I hope this letter finds you well. I am a proud Danbury resident and I just wanted to reach out and express my opposition to the plan to transition the Super 8 Motel at Lake Avenue extension into a permanent homeless shelter. I understand the need to assist Danbury residents in need, but the size, magnitude and location of the project presents far too many risk factors to go forward.

The facility is located near two schools, which is a concern as some individuals at the shelter may have issues that are not appropriate for children to witness as they drive by to school each day. In addition, there is the possibility that there may be a resident, who should not have contact with children. Also, the location of the property, near an Adult boutique, a liquor store and the I-84 highway; offering ease to drug trafficking, is a recipe for disaster. By no means, does this letter intend to generalize that all residents of shelters, have criminal records, addiction or mental health issues, but the reality of the matter is, these are factors to consider.

There are other community concerns as well, such as property value, but I wanted to be brief for now as I am aware your time is valuable. I hope we can reconsider this project and create a better, more thought out solution to this situation. There is a ground swell of residents, who are opposed to this project as they become more aware of the matter, which has not been properly researched and widely publicized to all the residents of this busy, but humble community.

I look forward to hearing from you on this matter. I can be reached at (203) 570-8492

Thank you,



Creston Patterson

3 Caraway Drive
Danbury, CT 06811